

Eules Development Report



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Rankings:

- ★ 34th on *Money Magazine's* Top 100 Best Places to Live in America
- ★ One of the Best Places to Raise Your Kids by *BusinessWeek Magazine* (2008)

January 2010

In this report:

- ★ Residential Growth and Development Case Activity
- ★ Active Residential Subdivisions
- ★ Commercial Development
- ★ Code Enforcement
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- ★ Development Activity
- ★ Demographics and Data

Welcome to the Eules Development Report. The report compiles demographic, growth and economic information that is provided or tracked by various City of Eules departments. Although the report will be updated monthly, some of the data will be updated quarterly or even on an annual basis. For example, population estimates are typically updated annually.

This report is available on-line:
www.eulesstx.gov/planning/devserv.htm

Residential Growth and Development Case Activity

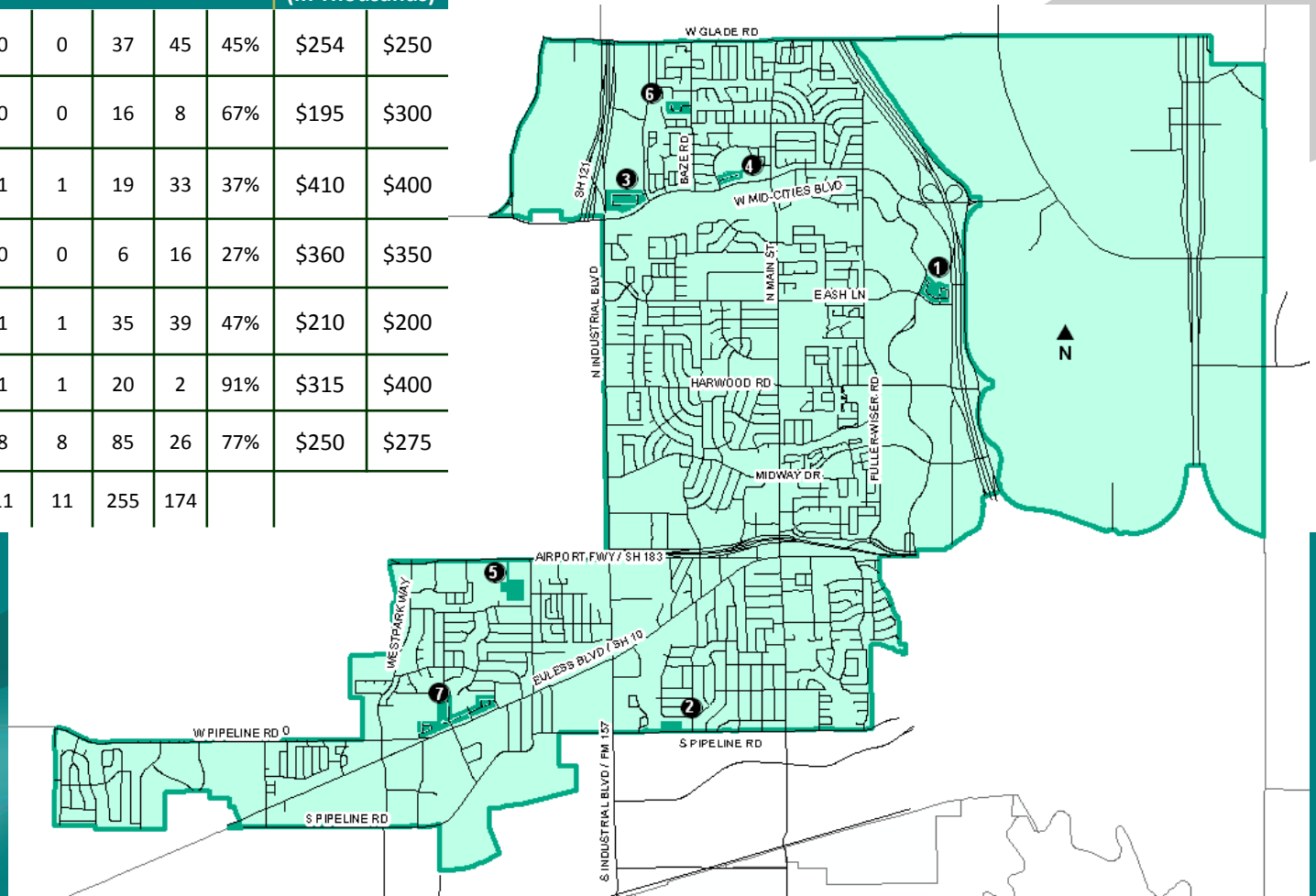
Residential Permits January 2010	Permits in Jan		Permits YTD		Value in Jan			Value YTD		
	2009	2010	2009	2010	2009	2010	Ave 01/10	2009	2010	Ave 10
New Residential Construction	4	11	4	11	\$ 1,209,180	\$ 3,546,984	\$ 322,453	\$ 1,209,180	\$ 3,546,984	\$ 322,453
Additions/Alterations	9	8	9	8	\$ 25,890	\$ 72,064	\$ 9,008	\$ 25,890	\$ 72,064	\$ 9,008
Residential Fence Permits	5	15	5	15	\$ 8,900	\$ 10,925	\$ 728	\$ 8,900	\$ 10,925	\$ 728
Total Residential Permits	18	34	18	34	\$ 1,243,970	\$ 3,629,973		\$ 1,243,970	\$ 3,629,973	

Development Review Cases January 2010

Case Number	Project Name	Location	Initial Submittal Date	DRC Approval Date	Planning & Zoning Date	City Council Date
#10-01-CC	David H. Arrington Gas Well Operations Permit	1051 Westpark Way	01-25-10	Still in Progress	N/A	N/A
#09-04-RP	Legend Healthcare & Rehabilitation	900 Westpark Way	05-11-09	12-15-09	01-05-10	N/A
#09-06-RP	Bell Ranch Terrace Addition	Lot between 301 and 401 Renee Drive	10-22-09	12-15-09	01-05-10	N/A
#09-07-RP	The Enclave at Wilshire Park	1602, 1604, and 1606 Wellington Drive	12-02-09	12-29-09	01-19-10	N/A
#09-05-SP	Eules Senior Community Center	300 Midway Drive	11-03-09	12-15-09	01-05-10	01-12-10
#10-01-SP	Texas Car Title	601 N. Main Street	01-11-10	Still in Progress	TBD	TBD
#10-02-SP	Davis Machine & Manufacturing	1503 Royal Parkway	01-11-10	Still in Progress	TBD	TBD
#09-06-SUP	Nepali Cultural & Spiritual Center	2200 block of W. Eules Boulevard	08-04-09	11-10-09	12-01-09	01-12-10
#09-08-SUP	American Airlines Federal Credit Union	3001 State Highway 121 #296	11-30-09	12-08-09	01-05-10	01-26-10
#09-09-SUP	Community Mortuary Services	2215 W. Pipeline Road #A	11-28-09	Still in Progress	TBD	TBD
#09-04-ZBA	San Marino Villas Home Owners Association Sign Variance	600 Rosemead Drive	11-23-09	12-01-09	N/A	01-07-10 (ZBA)

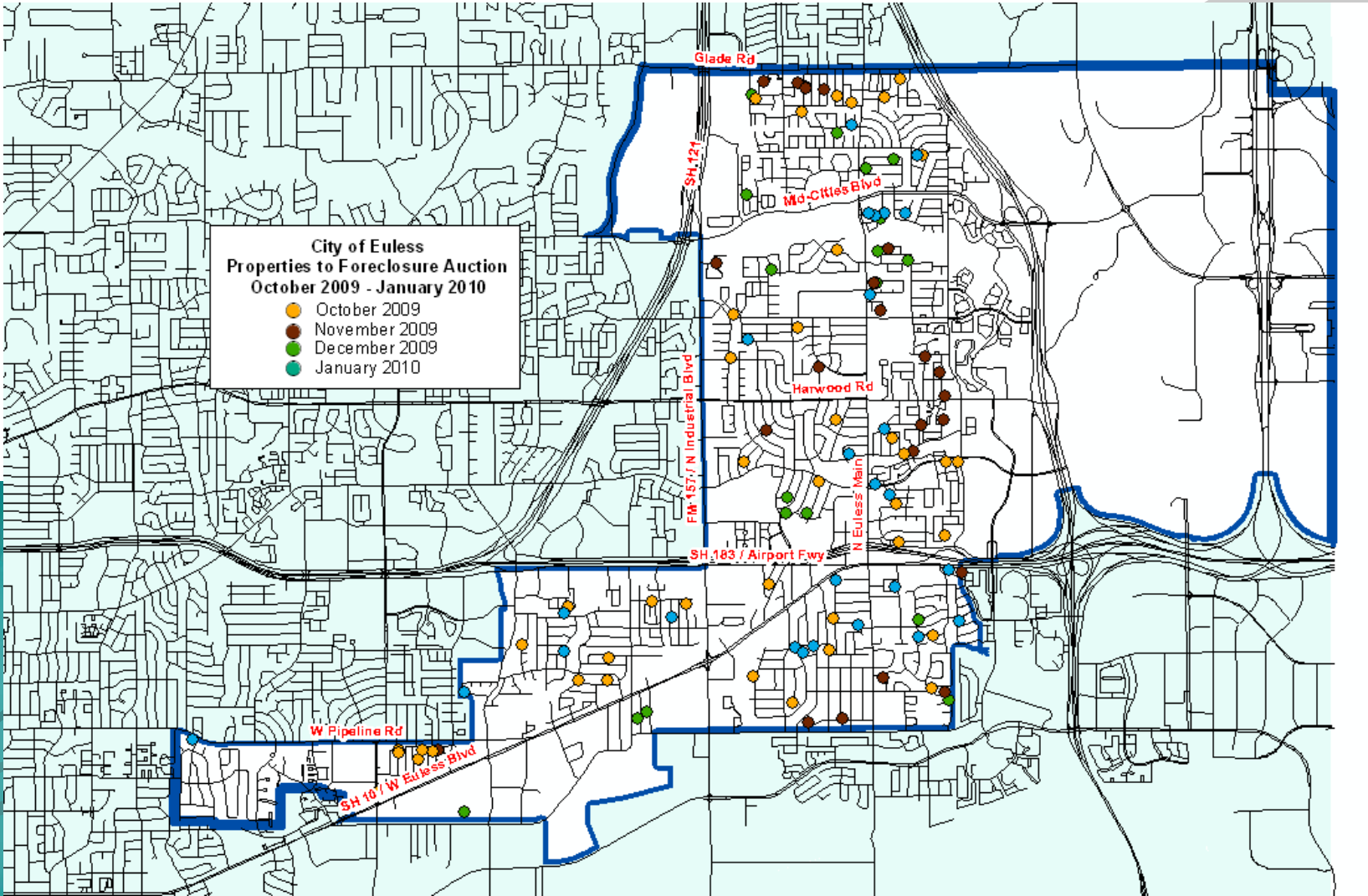
Active Residential Subdivisions

Map Ref #	Most Active Subdivisions	Platted Lots	Jan Starts	YTD Starts	Total Starts	Lots Avail	% Built	Starting Sales Price (In Thousands)	Ave Permit Value
1	Brookside at Bear Creek	82	0	0	37	45	45%	\$254	\$250
2	Courtyards Addition	24	0	0	16	8	67%	\$195	\$300
3	Creekwood Estates	52	1	1	19	33	37%	\$410	\$400
4	Running Bear Estates	22	0	0	6	16	27%	\$360	\$350
5	The Enclave at Wilshire Park	74	1	1	35	39	47%	\$210	\$200
6	Thousand Oaks	22	1	1	20	2	91%	\$315	\$400
7	Villas at Texas Star	111	8	8	85	26	77%	\$250	\$275
Totals:		429	11	11	255	174			



Foreclosure Activity

Foreclosure Auctions				
	Oct-09	Nov-09	Dec-09	Jan-10
City of Euless	41	38	35	49
Tarrant County	1,975	1,817	1,746	1,855



Commercial Development

Commercial Permits January 2010	Permits in Jan		Permits YTD		Value in Jan		Value YTD	
	2009	2010	2009	2010	2009	2010	2009	2010
New Commercial Construction	2	1	2	1	\$ 598,715	\$ 2,936,750	\$ 598,715	\$ 2,936,750
Additions/Alterations	0	2	0	2	\$ -	\$ 1,668,252	\$ -	\$ 1,668,252
Comm. Fence Permits	1	0	1	0	\$ 13,000	\$ -	\$ 13,000	\$ -
Total Commercial Permits	3	3	3	3	\$ 611,715	\$ 4,605,002	\$ 611,715	\$ 4,605,002

Significant Commercial Permits January 2010

Issue Date	Business Name	Address	Permit Type	SQ Foot
1/7/2010	Office Building	301 Westpark Way	Commercial Remodel	
1/19/2010	City of Euless	300 Midway Drive	New Commercial	22,240
1/19/2010	City of Euless	300 Midway Drive	New Commercial	6313

Commercial Certificates of Occupancy January 2010

Issue Date	Business Name	Address	Classification	SQ Foot
1/7/2010	6& Under Auto Sales	1127 S Airport Cir	Auto Sales	3800
1/7/2010	China Village	501 N. Main #119	Restaurant	1681
1/7/2010	Milestone Electric, LLC	203 W. Euless Blvd #B	Electrical Services	1200
1/22/2010	T-Mobile	1201 N Main #100	Celluar Services	2000
1/25/2010	ANA Consultants	1331 W Airport Frwy #410	Office	3846
1/25/2010	Bonus Building Care	1131 W Airport Cir #130	Office	2000
1/28/2010	Artisan Center Theater	1101 Royal Parkway #115	Theatrical Producers	300

Miscellaneous Permits	Permits in Jan		Permits YTD	
	2009	2010	2009	2010
Accessory Building	1	0	1	0
Electrical Permit	11	14	11	14
Garage Sale	10	8	10	8
Lawn Sprinkler	5	16	5	16
Mech. Condenser	0	0	0	0
Mechanical Permit	9	11	9	11
Plumbing Permit	28	30	28	30
Roofing Permit	2	5	2	5
Sewer Line Repair/Replace	1	0	1	0
Sign Permit	11	20	11	20
Special Event Sign Permit	1	3	1	3
Swimming Pool	2	2	2	2
Total Misc. Permits	81	109	81	109

Code Enforcement

Code Enforcement Cases January 2010		Cases in January		Cases YTD	
Case Type	Common Violation	2009	2010	2009	2010
Building Cases	No Building Permit	0	0	0	0
	Plumbing Violation	1	0	1	0
	Electrical Violation	0	0	0	0
	Property Maintenance	1	2	1	2
	Minimum Housing	3	3	3	3
	Dangerous Conditions/Structures	0	0	0	0
	Screening Swimming Pools/Spa	0	0	0	0
	Accessory Buildings	0	0	0	0
	Permit Required for Sales	0	0	0	0
Health	Nuisance - Pools/Spas Clarity	2	0	2	0
Littering and Trash	Trash/Littering	4	5	4	5
	Littering/Life Safety (24hrs)	1	0	1	0
Property Maintenance (Weeds)	High Grass and Weeds	1	7	1	7
Water	Watering Violations	0	0	0	0
Zoning Violations	Nuisance Other	0	1	0	1
	Garbage Collection/Pick Up Req.	1	0	1	0
	Solid Waste Other	0	0	0	0
	Illegal Outdoor Storage (Non Res)	1	0	1	0
	Illegal Outdoor Storage (Res)	3	1	3	1
	Fences/Walls In Disrepair	2	1	2	1
	Parking on Unpaved Surfaces	1	0	1	0
	Zoning Violation (Other)	0	0	0	0
	Signs/Billboards	0	1	0	1
	Poss Illegal Home Occupation	1	0	1	0
	Materials on ROW/Street	2	0	2	0
TOTALS		24	21	24	21

Health Inspections

District 2 & 3 Inspections

Restaurant and Food Service Inspections Completed in January and Early February 2010

Location	Address	Date Inspected
Baskin Robin's	2750 Hwy, 121 #800	2/2/2010
Blockbuster Entertainment	1101 N. Main St.	1/20/2010
Burger King	101 W. Euless Blvd.	1/29/2010
Denny's	1015 W. Airport Frwy.	1/29/2010
Donut Palace	101 W. Glade Rd.	2/5/2010
Euless Corner Store	699 E. Harwood Rd.	1/19/2010
Firehouse Subs	2750 Hwy. 121 #500	2/2/2010
Great Bombay Deli Meat Dept.	699 E. Harwood Rd. #300	1/19/2010
Great Bombay Grocery	699 E. Harwood Rd. #300	1/19/2010
Great Wall Express	100 W. Euless Blvd.	1/20/2010
IHOP	2710 State HWY 121	1/21/2010
Korner Food Store	2501 N. Main St. #100	1/19/2010
Kroger Bakery	1060 N. Main St.	2/5/2010
Kroger Deli	1060 N. Main St.	2/5/2010
Kroger Grocery #451	1060 N. Main St.	2/5/2010
Kroger Meat/Fish	1060 N. Main St.	2/5/2010
Kroger Produce	1060 N. Main St.	2/5/2010
Kwik Mart #2	1100 N. Main St.	1/20/2010
Little Caesars Pizza	1201 N. Main St #200	1/27/2010
Lizzano's Pizza	2390 Fuller Wiser Rd.	1/19/2010
Long John Silvers	107 W. Airport Frwy.	1/29/2010
Lushaj's	600 N. Industrial Blvd.	2/1/2010

Location	Address	Date Inspected
McDonalds	105 W. Airport Frwy.	1/20/2010
Mid-Cities Beverage	901 E. Mid-Cities Blvd.	1/19/2010
Mooyah Burger	2720 State HWY 121 #600	1/21/2010
North Main Barbeque	406 N. Main St.	1/22/2010
On the Rise Donuts	2390 Fuller Wiser Rd.	1/19/2010
S A & J Vending (Lowe's)	3000 Hwy. 121	2/5/2010
Sara Donuts	1301 W. Glade Rd. #116	2/5/2010
Seven Eleven	2390 Fuller Wiser Rd.	1/18/2010
Seven Eleven	101 W. Glade Rd.	2/4/2010
Seven Eleven #27328 RTL & Deli	3011 Hwy. 121	2/4/2010
Seven Eleven Deli	2390 Fuller Wiser Rd.	1/18/2010
Smoothie King	2750 Hwy. 121 #100	2/2/2020
Sonic Drive-In	301 N. Main St.	2/3/2010
Taco Bell	100 E. Euless Blvd.	1/29/2010
Taste of Pakistan	699 E. Harwood Rd. #200	1/19/2010
Uncle Chen's Restaurant	2390 Fuller Wiser Rd. #508	1/19/2010
Valero Corner Store	1091 Fuller Wiser Rd.	1/19/2010
Valero Corner Store Deli	1091 Fuller Wiser Rd.	1/19/2010
Whataburger #172	109 W. Airport Frwy.	1/29/2010
Whataburger #831	1201 W. Glade Rd. #200	1/21/2010

Demographics and Data

Location:

Halfway between Dallas and Fort Worth on S.H. 183 bordering the southwest corner of DFW Airport

Education:

Served by award winning Hurst-Euless-Bedford (HEB) ISD and Grapevine-Colleyville ISD

Recreation:

Eules maintains 18 parks; 3 community buildings, 3 swimming pools, 2 amphitheaters; conference center; tournament level golf course; youth and adult sport complex and an ice hockey facility.

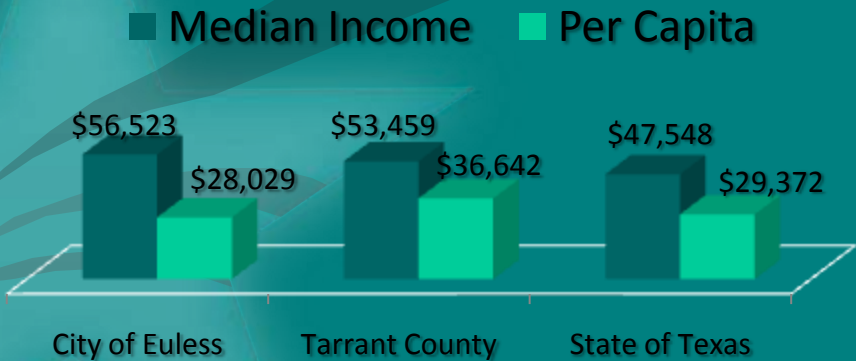
2030 Population Projections

	2000	2005	2010	2015	2020	2025	2030
Population	46,202*	50,786	51,910	54,444	56,724	60,671	62,314
Households	19,456*	21,275	21,733	22,739	23,520	24,987	25,500
Employment	18,403	23,316	26,866	30,945	33,361	33,458	33,477

Source: NCTCOG, *US Bureau of Census

Population Estimates	2000 Census	2009 Estimate	Numerical Change	Percent Change 2000-2009
Eules	46,005	54,200	8,195	18%
Tarrant County	1,446,219	1,807,750	361,531	25%
State of Texas	20,851,820	24,637,254	3,785,434	18%

Source: NCTCOG, Texas State Data Center



The City of Eules (Incorporated 1953) currently contains 16.9 square miles. Approximately 31% of the City is contained within the Dallas Fort Worth International Airport.